

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

January 8, 2010

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.:08HD-071

HAWAII

Extension of Approval in Principle of Direct Lease to United States of America, Department of Agriculture for Research, Educational and Housing Facilities Purposes at Laupahoehoe, Hawaii, Tax Map Key: (3) 3-6-6:portion of 46

BACKGROUND:

The Land Board at its meeting of April 25, 2008, under agenda Item D-9, granted approval in principle of a lease to the United States of America, Department of Agriculture to comply with Chapter 343, Hawaii Revised Statutes, as amended. One of the conditions placed by the Land Board was that should the United States of America, Department of Agriculture fail to obtain satisfactory compliance with Chapter 343, Hawaii Revised Statutes, as amended, within twelve (12) months, the Land Board's approval shall be rescinded.

The Land Board at its meeting of April 24, 2009, under agenda Item D-2, granted the United States of America, Department of Agriculture until December 31, 2009 to obtain satisfactory compliance with Chapter 343, Hawaii Revised Statutes, as amended and complete the subdivision of the 20-acre parcel. By letter dated April 13, 2009, Mr. J. Boone Kauffman, PhD, Research Biologist and Institute Director respectfully requested additional time to complete the Chapter 343, NEPA compliance, and County of Hawaii subdivision process.

By letter dated December 17, 2009, Ms. Deanna J. Stouder, Pacific Southwest Research Station Director is requesting additional time to complete and process a revised environmental assessment including amended resource specialists reports, evaluation and response to public comments, publication of decision notices, communication with the County, completed reviews, and preparation of a presentation to the Land Board. The Forest Service has obtained an option to purchase property in Laupahoehoe near the forest reserve which would make housing, meeting space and education settings available in the very near future at an affordable cost. The State's 20 acre parcel is still needed because some facilities must be located near the entrance to the forest. The current plan is to develop both locations, placing the vehicle cleaning station (to prevent entrance of invasive species), a shelter with restrooms and storage, and parking on the State's 20 acres. Existing buildings on the

land to be purchased by the Forest Service would be occupied and new buildings would be constructed on that land, completing all structures required for research and education. The new plan would require a revised environmental assessment. Exhibit B.

Staff has no objections to the request and recommend the extension should be to December 31, 2010. This would provide a cushion for the Institute of Pacific Islands Forestry in the event there are other unforeseen delays.

RECOMMENDATION: That the Board:

1. Grant United States of America, Department of Agriculture until December 31, 2010 to obtain satisfactory compliance with Chapter 343, Hawaii Revised Statutes, as amended and complete the subdivision of the 20-acre parcel.
2. All terms and conditions listed in its April 25, 2008 and April 24, 2009 approval to remain the same.

Respectfully Submitted,

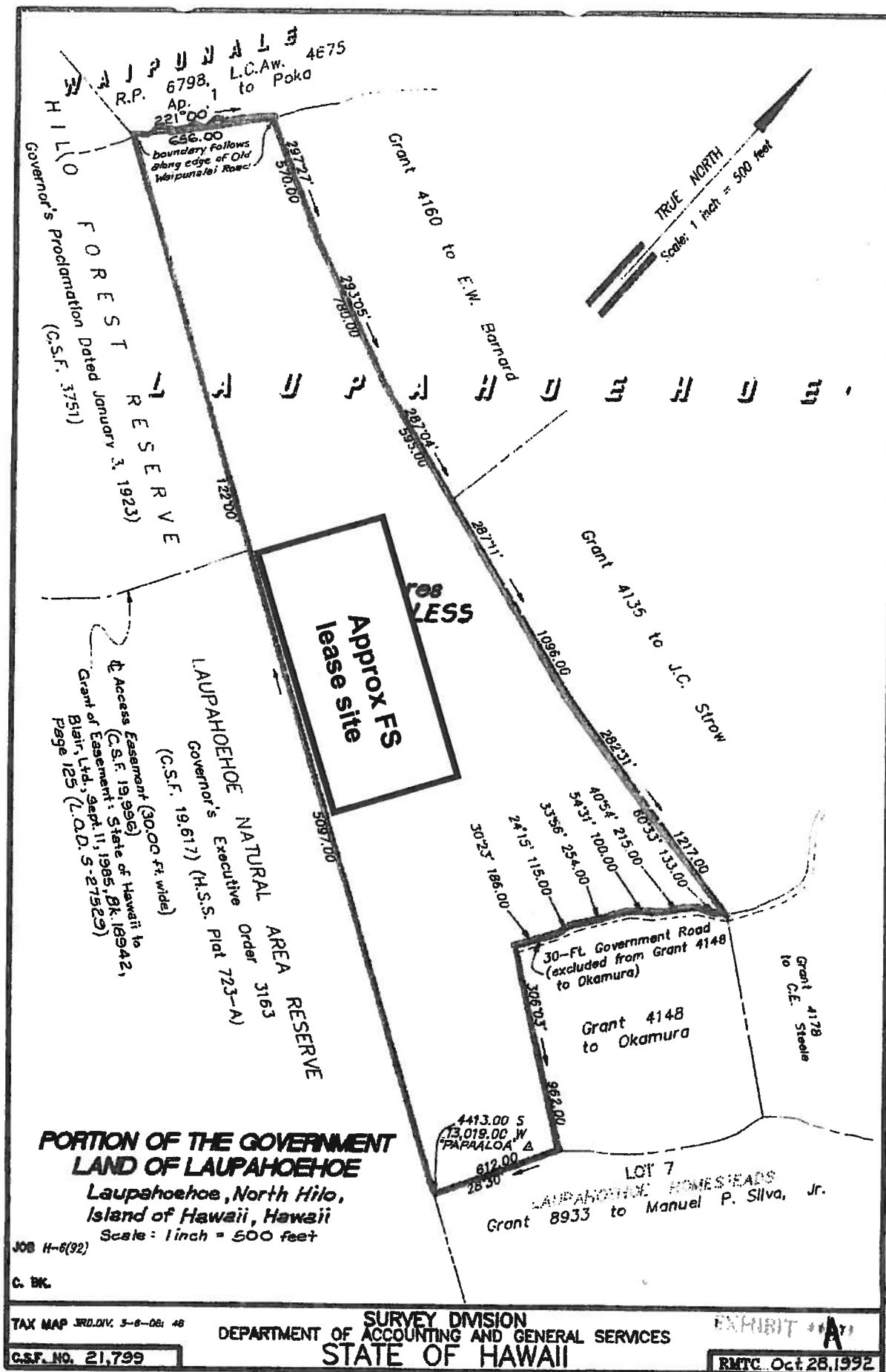


Charlene E. Unoki
Assistant Administrator

APPROVED FOR SUBMITTAL:



Laura H. Thielen, Chairperson





United States
Department of
Agriculture

Forest
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Date: DEC

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DEPT. OF LAND &
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STATE OF HAWAII

Ms. Charlene E. Unoki
Assistant Administrator
Land Division
Department of Land and Natural Resources
P.O. Box 621
Honolulu, HI 96809

Ref: No.: 08HD-071

Dear Ms. Unoki

Subject: Request for additional time to complete tasks required under Approval in Principle of Direct Lease to United States of America Department of Agriculture for Research, Educational and Housing Facilities Purposed at Laupahoehoe, Hawaii, Tax Map Key: (3) 3-6-6: Portion of 46

The Institute of Pacific Islands Forestry was near completion of the requirements for a new direct lease, having the cadastral survey done, completed the application for subdivision including variances for water supply and road construction, and readied the decision notice for the environmental assessment to meet both Chapter 343 HRS and NEPA requirements. Then, in October of this year an opportunity to purchase property in Laupahoehoe near the forest reserve with existing facilities arose that would provide part of the required built environment. Such a purchase by the Forest Service would make housing, meeting space and education settings available in the very near future at an extremely affordable cost. The Forest Service has obtained an option to purchase the property and is proceeding with the process to complete the purchase. However, it is necessary and desirable to continue and complete the direct lease for 20 acres because some of the needed facilities must be located near the entrance to the forest. The current plan is to develop in both locations, placing the vehicle cleaning station (to prevent entrance of invasive species), a shelter with restrooms and storage, and parking on the 20 acres location previously proposed immediately adjacent to gate entering the Forest Reserve. Existing buildings on the land purchased by the Forest Service would be occupied and new buildings would be constructed on that land, completing all structures required for research and education.

Because of the changed development plans, the current draft environmental assessment for the research and education facility at Laupahoehoe will be withdrawn as per Office of Environmental Quality Control direction. A revised environmental assessment will be prepared and released to the public for a 30 day comment period and decision documents will be issued and implemented accordingly. The County is in the process of approving the subdivision with variances as submitted; they have requested that we provide them with the final additional roadway location (access to the purchased property is on a County designated road) and plans for the facilities to be constructed on the 20 acres. The survey of the 20 acres as required would remain the same.

EXHIBIT "B"



An extension was previously granted by your office to complete the stipulations outlined in the Approval in Principle of Direct Lease from the twelve (12) months [ending on 4/28/2009] to 12/31/2009. We respectfully request that another extension until September 30, 2010 be granted. This extension will allow us time to complete and process a revised environmental assessment including amended resource specialists reports, evaluation and response to public comments, publication of decision notices, communication with the County, completed reviews, and preparation of a presentation to the Board. Thank you for your consideration.

Sincerely,



DEANNA J. STOUDER
Station Director

cc: Larry A Rabin, Nancy Walters, Marti J Dodds